

COMMERCIAL & NON-RESID.

Application No. 6305

Town Office Use Only

Town of Brandon 49 Center Street Brandon, Vermont 05733	Tax Map # <u>23-51-68</u> Parcel ID # <u>0086-0056</u> No. of Acres <u>0.68</u>	Date Completed: _____ Decision: _____
Phone: (802) 247-3635 ext. 202 FAX: (802) 247-5481	Fee \$ _____ Zone <u>NOTE-RESID</u>	Check # _____ Deed Reference <u>B193, P411</u>
		Rec'd by _____

APPLICATION FOR LAND USE PERMIT

Name and Address of Owner(s):
MIDDLEBURY NATIONAL CORP
PO BOX 189
MIDDLEBURY VT 05753-0189

Home Phone: _____
 Work Phone: _____
 Fax Phone: _____
 EMAIL

Name and Address of Applicant(s)
 (if different from property owner):
Doug Cummings
325 Brando Lane
Brandon VT 05733

Home Phone: _____
 Work Phone: 802-353-1367
 Fax Phone: _____
 EMAIL dgcummings3@aol.com

Current property information/location (for boundary adjustments include for all parcels involved):
56 FRANKLIN ST SURVEY BILEY, SHEET 54

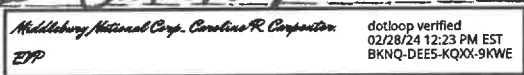
Detailed Description of Proposed Project:

We would like to build laundromat at this location. The town of Brandon has had a laundromat for many years and with the loss of the Dirty works laundry a few years ago we feel there is a significant need for this project to serve the community and surrounding communities.

NOTE: A fully completed Brandon Land Use Permit Application must be included with this Application for a Conditional Use Permit.

Signature of Applicant: Doug Cummings

Signature of Landowner: * [Signature]



Date: * See date on electronic signature

Comments by Administrative Officer:

CONVERT FORM
COMMERCIAL
& NON-RESID.

Application No.: 6305

Town Office Use Only			
Town of Brandon 49 Center Street Brandon, Vermont 05733	Tax Map # <u>23-51-68</u> Parcel ID # <u>0086-0036</u> No. of Acres <u>0.68</u>	Date Completed: _____ Decision: _____	
Phone: (802) 247-3635 ext. 202 FAX: (802) 247-5481	Fee \$ _____ Zone <u>NOTE-RESID</u>	Check # _____ Deed Reference <u>B193, P411</u>	Rec'd by _____

APPLICATION FOR LAND USE PERMIT

Name and Address of Owner(s):
MIDDLEBURY NATIONAL CORP
PO BOX 189
MIDDLEBURY VT 05753-0189

Home Phone: _____
 Work Phone: _____
 Fax Phone: _____
 EMAIL

Name and Address of Applicant(s)
 (if different from property owner):
Douglas Cummings
325 Brandon Lane
Brandon, VT. 05733

Home Phone: _____
 Work Phone: 802-353-1367
 Fax Phone: _____
 EMAIL dgcummings3@rol.com

Current property information/location (for boundary adjustments include for all parcels involved):
56 FRANKLIN ST SURVEY BILE 9, SHEET 54

- THIS APPLICATION IS FOR: (Check all that apply)
- Division of parcel into two or more parcels (Please complete Addendum B)
 - Construction, reconstruction, conversion, structural alteration, relocation, enlargement of any building or other structure
 - Landfill, mining, or excavation operations
 - Substantial change in nature or intensity of the current use of any building, structure or parcel of land
 - Extension of current use of land
 - Increase in number of dwelling units on a parcel of land
 - Razing any structure, temporary or otherwise, over 500 sf or any structure in the Central Business District
 - Interior renovations to residential structure in contemplation of increase in number of bedrooms or dwelling units
 - Interior renovations to a nonresidential primary structure done in contemplation of a change in use or intensity of use.
 - Home occupation
 - Sign(s) (Please complete Addendum C)
 - Development in Flood Hazard Area (Please Complete Addendum E)

ADDENDUM MAY BE REQUIRED FOR THE FOLLOWING:
 Development Review Board Hearings: (Check all that apply)

- Hearing
- Appeal
- Variance
- Conditional Use
- Major Subdivision
- Planned Unit Development
- Local Act 250 Review

Application No.: 6305

1. Give a detailed description of the CURRENT use of the property, how many buildings and their respective uses, dimensions, setbacks, etc: CONCRETE PARCEL ON FRANKLIN & HIGH STREETS
2. Give a detailed description of the PROPOSED project:
 - a) Describe the construction (include building dimension, size and location), and the proposed use: The building will be 32x64 and it will be a laundromat with parking
 - b) Does it involve erecting a sign (Please complete Addendum C attached), fence, pre-made structure or installing a pool? Y If yes, describe dimension, size and location: It will have a sign that says laundromat and it will be a stand alone as big as allowed
 - c) Does it involve a change of use? Y If yes, describe current use and proposed use: VACANT LAND WITH DRIVEWAY ACCESS Laundromat and parking
 - d) Does it involve a subdivision or boundary line adjustment? N If Yes, Please complete Addendum B attached.
 - e) Does it involve construction of an agricultural structure or use? N If Yes, Please complete Addendum D attached.
 - f) Does it involve development or construction in a flood hazard area? N If Yes, Please complete Addendum E attached.
3. Give the estimated cost of the project: \$ 750,000.00 +/-
4. Answer ALL questions on Addendum A to this Application, pertaining to the Performance Objectives and Standards in Section 601 - 627 in the Brandon Land Use Ordinance, for ALL applications.
5. Attach a site plan or use the grid on the last page to draw an ACCURATE sketch of the lot showing all EXISTING structures and all PROPOSED construction. Give all dimensions of lots and structures, as well as the distance from property lines, other structures and septic.

Intended Start Date: 4/30/24
Intended Completion Date: 11/30/24

I certify that the statements made by me in this Application For Land Use Permit are accurate and complete. I hereby grant permission to the Town of Brandon to allow its agent to inspect this property relative to this application for both approval and to ensure compliance once project is complete. I understand that this is an application for a local permit. To find out if State permits may be needed, I should contact the Rutland Offices of the District Environmental Commission at 802-786-5900 and the Department of Labor and Industry at 802-786-5867.

Date: 4/30/24
Landowner: [Signature]
Landowner: [Signature]
If different from landowner, Applicant: Darrell Cummings

Middlebury National Corp. Caroline R. Carpenter	dotloop verified 02/28/24 12:23 PM EST AQUO-ADCN-M4EW-P2RK
EIP	

Comments by the Administrative Officer:

HIGH



N
↑

BRANDON

APPLICATION # 6305
23-51-68

FRANKLIN ST

58



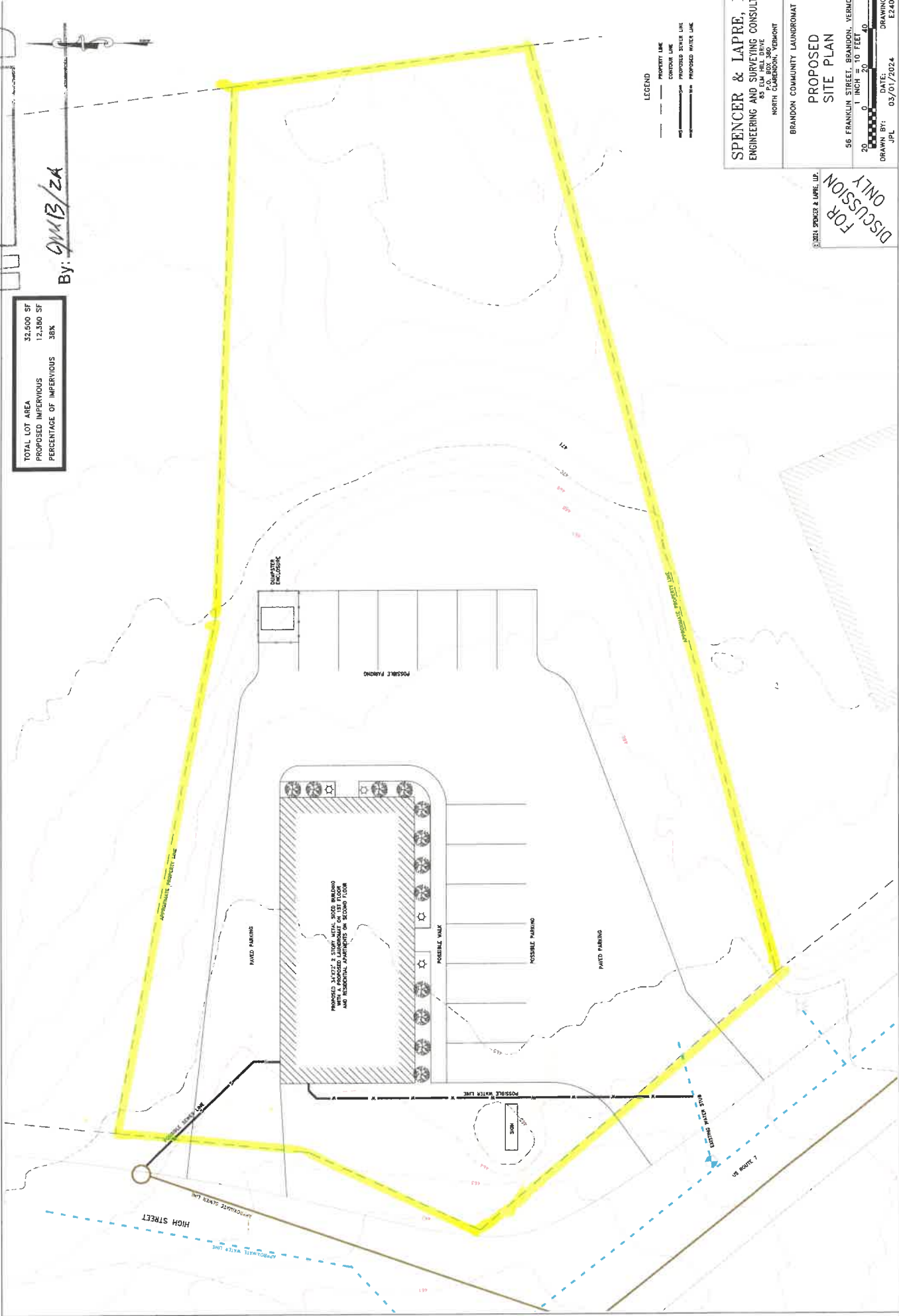
60

RECEIVED
MAR 19 2024

#305
PARCEL 23-51-68

TOTAL LOT AREA 32,500 SF
PROPOSED IMPERVIOUS 12,380 SF
PERCENTAGE OF IMPERVIOUS 38%

By: GMB/ZA



LEGEND
 - - - - - PROPERTY LINE
 - - - - - CONTOUR LINE
 - - - - - PROPOSED WATER LINE
 - - - - - PROPOSED SLOPE LINE

SPENCER & LAPRE, I
 ENGINEERING AND SURVEYING CONSULT
 56 FRANKLIN STREET, BRANDON, VERMONT
 P.O. BOX 390
 NORTH CLARENDON, VERMONT
 BRANDON COMMUNITY LAUNDROMAT
 PROPOSED
 SITE PLAN
 0 10 20
 0 10 20 FEET
 DRAWN BY: JPL
 DATE: 03/01/2024
 DRAWING: E2403

FOR DISCUSSION ONLY

Brandon Land Use Ordinance
 May 29, 2006
 Amended February 22, 2010, Amended March 22, 2010,
 Amended February 27, 2012, Amended May 7, 2012,
 Amended January 5, 2017, Amended August 27, 2018,
 Adopted July 27, 2020

Section 304. Neighborhood Residential Districts

(a) Neighborhood Residential Districts are those set aside primarily for residential uses and uses that are compatible with and contribute to the viability of such neighborhoods. The boundaries of Neighborhood Residential Districts are located on the Official Zoning District Map posted in the Brandon Town Offices.

(b) Uses Not Permitted in Neighborhood Residential Districts: High Impact Uses, Light Manufacturing Uses, and Commercial II Uses.

(c) Uses Requiring a Conditional Use Permit in Neighborhood Residential Districts: Agricultural Uses, Natural Resource Extraction Uses, **Commercial I Uses**, Community Support and Recreational Uses, Mobile Home Parks, and Public Service Uses.

(d) Maximum Building Height in Neighborhood Residential Districts: 36 feet. (See Section 325 for height exemptions.)

(e) Maximum Impervious Lot Coverage by Building and Paving in Neighborhood Residential Districts: 40%

(f) Minimum Lot Size for Each Primary Structure in Neighborhood Residential Districts: one-quarter acre if on municipal sewer system; two acres if on private wastewater disposal.

(g) Minimum Setbacks in Neighborhood Residential Districts

Primary Structure from Town or State Right of Way	20 Feet
Primary Structure from Private Right of Way or Private Road	5 Feet
Primary Structure from Other Lot Lines	20 Feet
Driveway/Parking Lot from Other Lot Lines	5 Feet

(h) Minimum Number of Acres Per Dwelling Unit in Neighborhood Residential Districts: one-quarter acre. (See Section 324 for density exception and Section 409 for exemption for accessory dwelling units.)

LOT AREA
 0.68 AC = 29621[±] FT²
 40% MAX IMPERV. SURFACE = 11,848 FT² (LESS THAN 15000, COULD BE A COMM. I USE)